

ORDINANCE NO. 3080

AN ORDINANCE, relating to subdivisions and plats, defining violations, prescribing penalties, and repealing prior ordinances relating to the same subject.

WHEREAS, protection of the public health, safety, and general welfare requires that the division of land into two or more lots proceed in accordance with standards to prevent the overcrowding of land; to lessen congestion of streets and highways, and provide proper ingress and egress; to provide adequate space, light, and air; to facilitate adequate provision for water, sewerage, parks and recreation, fire protection, schools, ways and other public uses; and to assure uniform monumenting of land subdivisions and conveyancing by accurate legal descriptions; and,

WHEREAS, by enacting Chapter 271, Laws of 1969, First Extraordinary Session, codified as Chapter 58.17 RCW, the Legislature has prescribed a method for accomplishing the aforesaid purposes and has vested cities with responsibility for controlling the division of land within incorporated areas; and,

WHEREAS, this Commission deems the controls, standards, procedures, and penalties set forth in this ordinance to be essential to the protection of the public health, safety, and general welfare of the citizens of the City of Wenatchee, and the adoption thereof to be in the public interest;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WENATCHEE:

ARTICLE 1 - GENERAL PROVISIONS

SECTION 100 - APPLICABILITY. Every division of land into two or more lots, parcels, or tracts within the corporate limits of the City of Wenatchee shall proceed in compliance with this Ordinance.

SECTION 102 - EXEMPTIONS. The provisions of this Ordinance shall not apply to:

1. A cemetery or other burial plot while used for that purpose;
2. Any division of land not containing a dedication in which the smallest lot created by division exceeds twenty (20) acres;
3. Any division of land made by testamentary provision or the laws of descent;
4. Any division of land for the purpose of lease when no residential structures other than manufactured homes or travel trailers are permitted to be placed upon the land and the City has approved a Binding Site Plan which has been filed for record with the Chelan County Auditor.

5. A division of land occurring in the commercial or industrial zoning districts having an approved Binding Site Plan which has been filed for record with the Chelan County Auditor.
6. A division made for the purpose of adjusting boundary lines which does not create any additional lots, tracts, parcels, sites, or divisions, nor creates any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet minimum requirement for width and area for building.
7. A division made pursuant to Chapter 64.32 RCW (Horizontal Regimes Act) or Chapter 64.34 RCW (Condominium Act) and the City has approved a Binding Site Plan which has been filed for record with the Chelan County Auditor.

SECTION 104 - COMPREHENSIVE PLAN. The Wenatchee Urban Area Comprehensive Plan shall guide the use of all land within the City. The type and intensity of land use as shown on the Comprehensive Plan shall be used as a guide to determine the character of land division, including lot size and arrangement and the type and extent of streets and roads, highways, dedications, improvements, services, and other utilities and public facilities.

SECTION 106 - SUITABILITY FOR SUBDIVISION. Land which the Administrator or Subdivision Review Committee within their respective responsibilities, or the Planning Commission, finds to be unsuitable for land subdivision due to flooding, bad drainage, steep slopes, rock formations, or other features likely to be harmful to the safety and general health and future residents, shall not be subdivided unless adequate methods are provided for overcoming these conditions. Compliance with Ordinance #2902 "Resource Lands and Critical Areas Development Ordinance" is required for all subdivision applications.

SECTION 107 - PUBLIC FACILITIES AND UTILITIES CONCURRENCY. The public facilities and utilities required to be provided as a condition of approval shall be fully operational concurrently with the use and occupancy of the development.

SECTION 108 - CONFORMANCE WITH STANDARDS AND POLICIES. All installations or improvements, including those serving but located outside the subdivision, shall be installed in conformance with all applicable ordinances and codes adopted by the City.

SECTION 109 - SUBDIVISIONS ADJACENT TO RESOURCE LANDS. Subdivisions within three hundred (300) feet of designated resource lands shall contain a notice that a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

SECTION 110 - ADMINISTRATOR. The Wenatchee City Planning Director, or his/her designated representative, hereafter referred to as the Administrator, is vested with the duty of administering subdivision and platting regulations within the City of Wenatchee, and may prepare and require the use of such forms as are essential to their administration.

SECTION 112 - SUBDIVISION REVIEW COMMITTEE. There is hereby established a subdivision review committee consisting of the City Engineer, Subdivision Administrator, and Wenatchee Fire Chief, or their designated representatives, which committee shall review and report on subdivisions.

SECTION 114 - SIMULTANEOUS APPLICATION. Unless an applicant for preliminary plat approval requests otherwise, a preliminary plat shall be processed simultaneously with applications for rezones, variances, planned development, site plan approval, and similar quasi-judicial or administrative actions to the extent that procedural requirements applicable to these actions permits simultaneous processing.

SECTION 116 - NOTICE OF AMENDMENTS. The City of Wenatchee shall provide reasonable advance notice of proposals to adopt, amend, or repeal any regulations in accordance with RCW 58.17. Advance notice shall be made to any individuals or organizations which have submitted requests for notice. Reasonable fees may be charged to defray the cost of providing said notice.

ARTICLE II - DEFINITIONS

SECTION 200 - DEFINITIONS. Whenever the following words and phrases appear in this Ordinance, they shall be given the meaning attributed to them by this Section. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural singular, the word "shall" is always mandatory, and the word "may" indicates a use of discretion in making a decision.

1. **ADDITIONAL DEDICATION:** the dedication of land for public purposes where a prior dedication exists adjacent thereto and a surveyed alignment has been established.
2. **ALLEY:** a strip of land dedicated to public use providing vehicular and pedestrian access to the rear side of properties which abut and are served by a public street.
3. **BINDING SITE PLAN:** a drawing to scale which (a) identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces and any matter specified by the Zoning Ordinance, and, (b) contains inscriptions or attachments for such appropriate limitations and conditions for the use of the land as are established by the City of Wenatchee Zoning Ordinance, and (c) contains provisions requiring a development to be in conformity with the site plan.
4. **BLOCK:** a group of lots, tracts or parcels within well defined and fixed boundaries.
5. **CITY:** the City of Wenatchee.
6. **COMMISSION:** the City Commission of the City of Wenatchee.
7. **COMPREHENSIVE PLAN:** the current comprehensive plan as adopted by the Commission pursuant to state law.
8. **CUL-DE-SAC:** a street closed at one end by an area of sufficient size for turning vehicles around.
9. **DEDICATION:** the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.
10. **EASEMENT:** the grant by a property owner to specific persons or to the public to use for a specific purpose or purposes.
11. **FINAL PLAT:** the final drawing of the subdivision and dedication prepared for filing for record with the County Auditor and containing all elements and requirements set forth in Chapter 271, Laws of 1969, First Ex. Sess. codified as Chapter 58.17 RCW and in this ordinance adopted under this chapter.
12. **FRONTAGE:** denotes the property line which abuts the principal means of access to the property.
13. **LAND:** all real property in one contiguous ownership, not including platted lots of record.
14. **LOT:** a fractional part of divided lands having fixed boundaries, having sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts and parcels.

15. **MARKETABLE TITLE**: an instrument of ownership with sufficient supporting documentation to demonstrate an unencumbered fee simple interest in the land. A Statutory Warranty Deed or some lesser instrument accompanied by a title insurance policy showing ownership is vested in the names of those appearing as grantors constitutes marketable title for the purposes of this chapter.
16. **NEW DEDICATION**: the dedication of land for public purposes where no earlier adjacent dedication has been made and no previous alignment established.
17. **OFFICIAL PLANS**: those official maps, development plans or portions thereof, adopted by the City Commission. The "Comprehensive Plan" is not included in this definition of "Official Plans."
18. **PLANNING COMMISSION**: the Planning Commission for the City of Wenatchee.
19. **PLAT**: a map or representation of a subdivision, showing thereon the division of a tract or parcel of land lots, blocks, streets, and alley or other divisions and dedications.
20. **PRELIMINARY PLAT**: a neat, approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of RCW 58.17 and this ordinance. The Preliminary Plat shall be the basis for the approval of the general layout of a subdivision.
21. **RESERVE EASEMENT**: shall mean a strip of land between a subdivision boundary and a street within an approved subdivision, the control of which strip is deeded to the City.
22. **REVERSE FRONTAGE LOTS**: shall mean a lot which has two opposite sides abutting two parallel or approximately parallel streets.
23. **ROADWAY**: that surfaced portion of a street or alley right-of-way that is improved for vehicular traffic only.
24. **SHORT SUBDIVISION**: the division or redivision of land into nine (9) or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.
25. **SHORT PLAT**: the map or representation of a short subdivision.
26. **STREET**: the dedicated right-of-way which provides a location for vehicular circulation and a means of access to abutting properties. A street may serve, but not be limited to, the location for public utilities, walkways, public open space and recreation area, cut and fill slopes, and drainage.
27. **STREET, PUBLIC**: a street established and adopted by the proper authorities for the use of the general public, and over which every person has a right to pass and use for all purposes of travel or transportation to which it is adapted and developed.
28. **SUBDIVIDER**: a person, firm, corporation, partnership or association which causes land to be divided or re-subdivided into a subdivision for himself or others.
29. **SUBDIVISION**: the division or re-division of land into ten (10) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership, except as provided in Section 102 of this ordinance.

ARTICLE III - SHORT PLATS AND SUBDIVISIONS

SECTION 300 - APPLICABILITY. Every division of land into two (2) or more but less than nine (9) lots, plots, sites, parcels, or tracts within the corporate limits of the City of Wenatchee shall proceed in compliance with this article.

SECTION 302 - ADMINISTRATOR'S DUTIES. The Administrator of this ordinance is vested with the authority to summarily approve proposed short plats or to initiate the disapproval procedure established in Section 314.

SECTION 306 - APPLICATION FEES. Any person desiring approval of a short subdivision shall file with the Administrator a completed application for short subdivision approval a filling fee in an amount as required by the Schedule of Fees Ordinance #98-11 and ten (10) copies of a sketch of the proposed short subdivision along with written data in such form that when read together, discloses the following information:

1. A legal description of the area being subdivided;
2. The names, addresses and telephone numbers of all persons holding interest in the land;
3. The boundaries of the section (or portion thereof) within which the short subdivision lies;
4. The boundary lines of the short subdivision and of the lots within it;
5. The locations of existing roads, easements, important natural features, and improvements within the short subdivision;
6. A layout of proposed roads and easements;
7. The boundaries of all parcels dedicated or reserved for public or community uses;
8. Location of proposed water distribution systems, sewage disposal systems and surface drainage systems;
9. A space for approval by the Administrator.
10. Any analysis required under Ordinance #2902 "Resource Lands and Critical Areas Development Ordinance."
11. Landscape plan for reverse frontage lots in accordance with Wenatchee Landscape and Screening Ordinance No. 98-28, Section 10.B.5.

SECTION 308 - ADEQUACY AND DISTRIBUTION OF PLATS AND PLANS. If the Administrator determines that the proposed short plat contains sufficient elements and data to furnish a basis for approval or disapproval, and that the sketch of proposed roads, utilities and other improvements is adequate to aid the City Engineer in approving or disapproving the construction of future improvements, the Administrator shall affix a file number and date of receipt to the application, and within five (5) days shall distribute copies of the proposed plat to those agencies listed below which, in his/her judgment, should make a review. Upon receipt of the application, these agencies shall be requested within fifteen (15) working days to return their written comments:

1. City Engineer
2. Chelan - Douglas Health District
3. Chelan County Assessor
4. Public Utility District No. 1
5. Wenatchee Fire Department
6. Washington State Highway Department if the subdivision abuts on a state highway
7. General Telephone Company
8. Natural Gas Company
9. T. C. I. of Wenatchee
10. Other appropriate agencies

SECTION 310 - TIME LIMITATION. Within thirty (30) days following the filing of a complete application, or such additional period as the subdivider may authorize, the Administrator shall approve or pursue disapproval of the proposed short subdivision and shall so notify the applicant in writing. If the Administrator feels the application should be denied, he shall so notify the applicant and the Planning Commission shall, at its next regular meeting, act in accordance with Section 314, and shall notify the applicant in writing of their action.

SECTION 312 - APPROVAL. The Administrator or his/her duly appointed representatives shall approve outright a short subdivision when all of the following conditions exist and written findings are issued to support:

1. When all Zoning Ordinance standards and the requirements imposed by other City codes and ordinances have been met.
2. The public interest will be served by the subdivision and dedication.
3. When no conditions, covenants, or other special considerations are required other than those consented to by applicant.
4. That appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Every decision or recommendation on a short subdivision processed in accordance with this ordinance shall be made in writing and shall include findings of fact and conclusions to support the decision or recommendation.

SECTION 314 - DISAPPROVAL - ACTION BY PLANNING COMMISSION. The Planning Commission, by majority agreement, may approve or conditionally approve all short subdivisions which do not qualify for outright approval by the Administrator but which meet the minimum requirements of the City Subdivision Ordinance and other applicable standards; and shall deny short subdivisions which fail to meet said minimum requirements or which are, in the judgment of the Planning Commission, detrimental to other properties in the vicinity.

SECTION 315 - FILING, SHORT PLATS AND SHORT SUBDIVISIONS. Each short plat and short subdivision granted pursuant to this Chapter shall be filed with the Chelan County Auditor and shall not be deemed "approved" until so filed.

SECTION 316 - FILING - SHORT SUBDIVISION. Each short subdivision shall be surveyed and monumented by a registered land surveyor and a plat recorded with the Auditor which shall consist of one or more pages clearly and legibly drawn on a stable base mylar, polyester film or equivalent approved material, and shall contain a map of the short subdivision, the horizontal scale of which shall be 100 feet to the inch, or as allowed by the Administrator, together with written data in such form that when read together, disclose the following information:

1. Legal description of the land as well as each lot.
2. The names, addresses, and telephone numbers of all persons holding ownership interests in the land along with a title report confirming that the title of the land as described and shown on the short plat is vested in the name of said persons.
3. The name, address, telephone number, seal, and professional license number of the land surveyor registered in the State of Washington who made the survey of the short subdivision.
4. Date of the survey.
5. The boundary lines of the short subdivision.
6. The boundaries of lots within the short subdivision.
7. The location of existing roads and easements, important natural features, and improvements within the short subdivision.
8. A layout of proposed roads and easements.
9. The boundaries of all parcels dedicated or reserved for public or community uses.
10. A certificate or instrument of dedication bearing the typed or printed names of all persons having an ownership interest in the divided land, signed and acknowledged by them before a Notary Public, which (a) states their consent to a division of land, (b) recites a dedication by them of all land shown on the short plat to be dedicated to public use, (c) if a plat is subject to a dedication, a certificate or separate instrument shall contain the dedication of all streets and other areas to the public and individual or individuals, religious society or societies, or to any corporation, public or private, as shown on the plat, and a waiver of all claims for damages against any government authority which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a Notary Public by all parties having an ownership interest in the land subdivided and recorded as part of the plat.
11. A signature line for the Subdivision Administrator.
12. A certificate signed by the Chelan County Treasurer in substantially the following language: "TREASURER'S CERTIFICATE: I hereby certify that all taxes and assessments which have been levied and become chargeable against the above described property for 19____ and proceeding years have been duly paid, satisfied,

and discharged in the amount of _____, and have been deposited with the Chelan County Treasurer this _____ day of _____, 19____."

In addition, a copy of the final short subdivision shall be provided to the Subdivision Administrator, on computer disk, in a form as required by the City Engineer.

SECTION 317 - FILING - SHORT SUBDIVISIONS REQUIRING AN ADDITIONAL DEDICATION. Short subdivisions where an additional dedication to the public is required, shall not be filed until the City has accepted marketable title for the newly dedicated area.

SECTION 318 - APPEALS. Any decision of the Administrator or of the Planning Commission may be appealed to the Commission by the applicant or interested party within fourteen (14) days after notice of decision of the Administrator or the Planning Commission. The notice of appeal shall be in writing and shall be filed with the Commission. Only a public officer, public agency or person who holds or owns an interest in real property located within 300 feet of any boundary of the short subdivision shall be considered an interested party for the purposes of this section.

SECTION 320 - COMMISSION ACTION. The Commission shall, at its next regular meeting, set the date for consideration of the appeal at a public meeting. In reviewing an appeal, the Commission shall consider all matters submitted by the Administrator and/or the Planning Commission together with such other evidence as it deems relevant and shall either affirm, modify, or reverse the Administrator's or the Planning Commission's decision, or remand the matter for further investigation by the Administrator or the Planning Commission.

SECTION 322 - MINIMUM IMPROVEMENTS. Improvements in short subdivisions shall be installed in keeping with adjacent properties as determined by the City Engineer. In all proposed short subdivisions where one or more of the lots is improved with a principal structure at the time of application, curbs, gutters and sidewalks shall be installed on said improved lot(s) if such do not already exist.

SECTION 326 - RE-SUBDIVISION PROHIBITED. Land within a short subdivision, the short plat of which has been approved within five (5) years immediately preceding, may not be further divided until a final plat thereof has been approved and filed for record pursuant to Article IV of this ordinance, except any short plat containing fewer than four (4) lots may be further divided within five (5) years provided the total lots created do not exceed four (4).

ARTICLE IV - MAJOR SUBDIVISIONS

SECTION 400 - APPLICABILITY. Every subdivision of land into ten (10) or more parcels or lots, as defined herein, shall proceed in compliance with this Article. Land divided as a short subdivision, the short plat of which has been approved within five(5) years immediately preceding, shall be subdivided pursuant to this Article, except as provided in Section 326.

SECTION 402 - ADMINISTRATOR'S DUTIES. The Administrator is vested with the duty of administering subdivision and platting regulations within the City of Wenatchee and may prepare and require the use of such forms as are essential to their administration.

SECTION 404 - PRELIMINARY CONSULTATION. Prior to the filing of a preliminary plat, the subdivider may submit to the Administrator plans and other information sufficient to describe essential features of the property and the proposed or contemplated uses and development. It is recommended that the subdivider review a proposed subdivision with the various departments and agencies concerned on a preliminary basis to establish any special requirements affecting the proposed subdivision.

SECTION 404.100 - DISCUSSION MEETING. The subdivider may, in lieu of individual review with each department and agency, request scheduling a discussion meeting with the Subdivision Review Committee for the purpose of reviewing a preliminary sketch map.

SECTION 404.200 - PRELIMINARY SKETCH MAP. Five (5) copies of a preliminary sketch map shall be prepared at a scale and in detail sufficient to indicate the essential characteristics of the subdivision including: the number, size and design of lots, the location and width of streets, the location of any important reservations or easements, the provisions of improvements and services, the general nature and extent of drainage, the relation of the subdivision to all surrounding lands and streets, and any other information necessary to enable the Subdivision Review Committee to review the proposed subdivision.

SECTION 404.300 - REVIEW AND RECOMMENDATIONS. The Subdivision Review Committee shall make such general recommendations to the subdivider as it shall deem proper regarding such preliminary sketch map and shall recommend consultation by the subdivider with such other public or private agencies as it shall designate.

SECTION 406 - PRELIMINARY PLATS.

SECTION 406.100 - PROCEDURE.

SECTION 406.105 - COMPLETE APPLICATION. A complete application for the purposes of this chapter shall consist of all the material required by Sections 406.110, 406.120, 406.510, 406.600, 406.700, any analysis required by Ordinance No. 2902, and all environmental documents required by Ordinance No. 2963.

SECTION 406.110 - APPLICATION AND FEES. Any person desiring to subdivide land in the City shall submit an application for subdivision approval to the Administrator on forms as required by the Administrator. The application shall be accompanied by a filing fee in an amount as required by the Schedule of Fees Ordinance # 98-11, no part of which is returnable. No application shall be considered at any meeting of the Planning Commission unless that application has been submitted at least thirty (30) days prior to the date of the meeting.

SECTION 406.120 - PLATS REQUIRED. A subdivider shall submit with his application ten (10) copies of a preliminary plat showing perimeter survey. Preliminary plans shall be drawn upon an 18" x 24" sheet or as acceptable to the City Engineer.

SECTION 406.130 - ADEQUACY AND DISTRIBUTION OF PLATS. If the Administrator determines that the preliminary plat contains sufficient elements and data to furnish a basis for his review, and if the plans are adequate to allow the City Engineer to approve or disapprove construction of future improvements as provided for in Section 406.105 above, the Administrator shall promptly forward copies of the preliminary plat to the following agencies:

1. City Engineer (two copies)
2. Health Officer
3. Parks Director
4. Wenatchee Fire Department
5. Superintendent of Schools
6. Assessor
7. General Telephone
8. Washington State Department of Highways
9. T.C.I. Cable
10. Cascade Natural Gas
11. Washington State Department of Ecology
12. Washington State Department of Natural Resources
13. Public Utility District No. 1
14. Other interested agencies as determined by Administrator

SECTION 406.140 - RECOMMENDATIONS OF OTHER AGENCIES. Each of the departments, districts, public officials, utility companies, or other public agencies shall have fifteen (15) days after the map has been received in their respective offices within which to forward to the Administrator written reports of its findings and recommendations thereon. Any agency or person issuing a recommendation for subsequent approval of a preliminary plat shall not modify the terms of this recommendation without the consent of the applicant. Failure to report in writing within fifteen (15) days after transmittal of the preliminary plat shall be interpreted to indicate that the proposed subdivision will not adversely affect the matters of concern to or under the jurisdiction of any department official, utility company, or any other public agency.

SECTION 406.142 - CITY ENGINEER. The City Engineer shall submit a report on:

1. The improvements required under provisions of this ordinance.
2. Adequacy of water supply for domestic purposes.
3. Adequacy of sewage disposal system.
4. Any easements required.
5. The effect of the proposed subdivision and any proposed grading in connection therewith on drainage in the general area and the adequacy of methods of handling drainage and storm water run-off proposed by the subdivider.
6. Effects of the proposed subdivision on other public improvements under the jurisdiction of the City Engineer.
7. The accuracy of the technical information submitted (survey data, mathematical data, computations).
8. Compliance with adopted level of service standards for public utilities and facilities as set forth in the Wenatchee Urban Area Comprehensive Plan.

SECTION 406.144 - HEALTH OFFICER. The Health Officer shall submit a report on matters related to the proposed subdivision which may affect the public health.

SECTION 406.146 - WENATCHEE FIRE MARSHALL. The Fire Marshall or other appropriate fire official shall submit a report on:

1. The adequacy of access for emergency vehicles.
2. Location of fire hydrants and adequacy thereof.
3. Adequacy of water supply for fire protection purposes.
4. Other matters affecting fire safety and fire protection, including any temporary fire protection measures needed during the development of the subdivision.

SECTION 406.148 - ADMINISTRATOR. The Administrator shall submit a report detailing wherein the proposed subdivision does or does not conform with the requirements of this ordinance and with other standards and policies of the City.

SECTION 406.150 - PLANNING COMMISSION HEARING DATE. On receipt of an application completed in compliance with this Section, the Administrator shall set the earliest possible date for a public hearing before the Planning Commission.

SECTION 406.160 - NOTICE OF HEARING. The Administrator shall give notice of a public hearing before the Planning Commission. At a minimum, notice of the hearing shall be given in the following manner:

1. Through the U. S. Mail, postmarked at least fifteen (15) days before the date of the hearing, to the following:
 - a) every owner of property whose name appears as such on the records of the County Assessor situated within three hundred (300) feet of the boundary of the

proposed subdivision. If the owner of the real property which is proposed to be subdivided owns another parcel or parcels which lie adjacent to the real property proposed to be subdivided, notice shall be given to property owners located within three hundred (300) feet of any portion of the boundary of such adjacently located properties owned by the owner of the real property proposed to be subdivided, and

- b) the Board of Chelan County Commissioners, if the proposed subdivision adjoins the boundaries of Chelan County, and
 - c) the State Department of Transportation or its successor if the proposed subdivision is adjacent to the right-of-way to any state highway.
2. By arranging for publication of a notice of hearing in the official city newspaper which would appear at least fifteen (15) days prior to the hearing date.
 3. Other reasonable methods deemed necessary by the Administrator and/or the Planning Commission.
 4. All hearing notices shall include a description of the location of the proposed subdivision. This description may be in the form of either a vicinity location sketch or a written description other than a legal description.
 5. Within (14) days following receipt of a complete application, notice will be provided to the public and agencies with jurisdiction containing the project description, permits applied for, other permits required, existing environmental documents that evaluate the proposal, dates of the public comment period, hearing date (if any), and a statement of the development regulations which will be used.

SECTION 406.200 - HEARINGS.

SECTION 406.210 - SCOPE AND CONTINUANCE. At the public hearing, the Planning Commission shall consider all relevant evidence and shall take action to recommend that the preliminary plat be approved, approved conditionally, or disapproved by the Commission. Any hearing may be continued by the Planning Commission.

SECTION 406.220 - CONFORMANCE TO COMPREHENSIVE PLAN. In their review, the Planning Commission shall determine if the proposed subdivision conforms to the general purposes of the Comprehensive Plan, and whether the proposal included appropriate provisions for drainage, roads, alleys, and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds, and other public and private facilities and improvements which comply with adopted level of service standards as established in the Wenatchee Urban Area Comprehensive Plan concurrently with the demand for such facilities and services.

SECTION 406.230 - REPORT TO COMMISSION. Not later than fourteen (14) days following conclusion of the hearing, the Planning Commission shall submit its written report and recommendations to the Commission. The Planning Commission may recommend the proposed plat to be approved, conditionally approved, or disapproved. Conditions of approval and a statement of findings shall be precisely cited in the Planning Commission's report.

Every recommendation shall include written findings of fact and conclusions to support the recommendation. Recommendations for approval or conditional approval shall, at a minimum, include a finding that the proposed subdivision is in conformance with the Wenatchee Zoning Ordinance No. and other applicable ordinances.

SECTION 406.240 - RECORDS. Records of the Planning Commission's hearings on preliminary plats shall be kept by the Administrator and shall be open to public inspection.

SECTION 406.300 - COMMISSION ACTION. Upon receipt of the Planning Commission's recommendation on any preliminary plat, the Commission shall, at their next public meeting, set the date for the public meeting where it shall consider the recommendations of the Planning Commission and may adopt or reject the recommendations of the Planning Commission based on the record established at the public hearing of the Planning Commission. If, after considering the matter at a public meeting, the Commission deems a change in the Planning Commission's recommendation approving or disapproving and preliminary plat is necessary, the Commission shall adopt its own recommendations and approve or disapprove the preliminary plat.

Every decision or recommendation shall be in writing and shall include findings of fact and conclusions to support the decision or recommendation.

SECTION 406.330 - RECORDS. Records of the Commission's proceedings concerning a preliminary plat shall be kept by the City Clerk and shall be open to public inspection.

SECTION 406.400 - PRELIMINARY PLAT APPROVAL. Approval of the preliminary plat shall constitute authorization for the subdivider to develop the subdivision's facilities and improvements, in strict accordance with standards established by this Ordinance and any conditions imposed by the Commission. This authorization shall not imply approval to convey lots.

SECTION 406.410 - EXPIRATION. The approval given to a preliminary plat shall expire in sixty (60) months following approval unless, within those sixty (60) months, a proposed final plat in proper form is filed with the Administrator.

SECTION 406.500 - DEDICATIONS. No plat shall be approved unless adequate provision is made in the subdivision for such drainage ways, roads, alley, easements for any purpose including water, sewer, or other utilities, fire, police, access control, and other public safety facilities, parks, playgrounds, sites for schools, school grounds, and other general purposes as may be required to protect the public health, safety, and welfare.

SECTION 406.510 - SHOWN ON PLAT. All dedications of land shall be clearly indicated on the face of the plat. If a plat is subject to a dedication, a certificate or separate instrument shall contain the dedication of all streets and other areas to the public and individual or individuals, religious society or societies, or to any corporation, public or private as shown on the plat and a waiver of all claims for damages against any government authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate or instrument of dedication shall be signed and acknowledged before a Notary Public by all parties having any ownership interest in the land subdivided and recorded as a part of the final plat.

SECTION 406.520 - PROTECTIVE IMPROVEMENTS. If the Commission, upon recommendation of the Planning Commission, concludes that the public interest will be served thereby, the Commission may, in lieu of requiring a dedication of land in a subdivision for protective improvements, drainage ways, alleys, sidewalks, parks, playgrounds, recreational, fire, water, sewer and other utility facilities, community or other general purposes, allow said land to be conveyed to a homeowner's association or similar non-profit maintenance corporation, provided that sufficient guarantees are included to absolve the City from responsibilities thereof if the Commission so requires.

SECTION 406.540 - EXEMPTION, CORPORATE MEMBERSHIP, AND RESPONSIBILITIES AND CONDITIONS. A subdivider who wishes to make a conveyance as permitted by Section 406.520 shall, prior to the time of filing a final plat for approval, supply the Commission with copies of the grantee organization's articles of incorporation and bylaws, and with evidence of the conveyance or the binding commitment to convey. The articles of incorporation shall provide that membership in the organization shall be appurtenant to ownership of land in the subdivision; that the corporation is empowered to assess the said land for costs of construction and maintenance of the improvements and property owned by the corporation, and that such assessments shall be a lien upon the land. The Commission may impose such other conditions as it deems appropriate to assure the property and improvements owned by the corporation will be adequately constructed and maintained. All documents submitted under this Section shall be as approved by the City Attorney.

SECTION 406.600 - SURVEY, PREPARATION OF PLATS. The survey of every proposed subdivision and the preparation of preliminary and final plats thereof shall be made by or under the supervision of a land surveyor registered in the State of Washington who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All survey work shall conform to standard practices and principles for land surveying.

SECTION 406.700 - STANDARD FORMAT. Every preliminary plat shall consist of one or more maps, the horizontal scale of which shall be 100 or less feet to the inch, together with written data in such form that when the maps and written data are considered together, they shall fully and clearly disclose the following information:

1. The name of the proposed subdivision. Said subdivision name shall not duplicate or nearly duplicate the name of any other subdivision in the City unless the proposed subdivision is an addition to an existing subdivision.
2. The legal description of land contained within the subdivision.
3. The names, addresses, and telephone numbers of all persons, firms, and corporations holding interests in the said land.
4. The name, address, telephone number, professional license number and seal of the registered land surveyor who made, or under whose supervision, the survey of the proposed subdivision was made.
5. The date of said survey.
6. Boundary lines of the proposed subdivision and, if required by the City Engineer, a map showing the section breakdown will be submitted showing bearings and distances surrounding the proposed subdivision.
7. All existing monuments and markers found and set.
8. All blocks and lots within the proposed subdivision, together with the numbers and letters proposed to be assigned each lot and block. Such lot and block numbers shall consist of consecutive number beginning with number "1". Parcels to be dedicated to the public may be shown by letter designation.
9. The total number of lots.
10. The location, names, width of all existing streets, roads, and easements within the proposed subdivision and adjacent thereto.
11. The approximate boundaries of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all water courses.
12. The location and, where ascertainable, sites of all existing structures, wells, overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines, and other important features existing upon, over, or under the land proposed to be subdivided.
13. The smallest, largest, and average lot area in the tract.
14. A statement of proposed provisions for water supply and sewage disposal.
15. Contours at one (1) foot intervals if required by the City Engineer or Administrator for zero percent (0%) to five percent (5%) cross slope; five (5) foot intervals for five to thirty percent (5 to 30%) cross slope; ten (10) foot intervals for over thirty percent (30%) cross slope; and slope elevations to determine the general slope of the land and high and low points thereof. Said contours and elevations shall be based upon datum acceptable to the City Engineer.
16. Scale, date, North arrow, and area in acres of the subdivision.
17. A layout of proposed roads, alleys, utility mains, easements or parcels proposed to be dedicated or reserved for public or community school, park, playground, or other uses.
18. A layout of proposed water distribution systems, sewage disposal systems, and drainage systems, including sizes and locations.
19. A sketch of the general vicinity in which the land proposed for subdivision lies, and upon which are identified owners of land adjacent to the subdivision and the names of any adjacent subdivisions.

20. Copies of all restrictive covenants proposed to be imposed upon land in the subdivision.
21. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the subdivision shall be shown on the preliminary map or on the vicinity map as appropriate.
22. If it is contemplated that development proceed by dividing the original proposed subdivision into more than one subdivision, the probable boundaries of each such subdivision shall be shown on the preliminary plat.
23. The approximate location of trees along with their identification.
24. Landscape plan for reverse frontage lots in accordance with Wenatchee Landscape and Screening Ordinance No. 98-28, Section 10.B.5.

SECTION 406.800 - SUBDIVISION DESIGN AND MINIMUM REQUIREMENTS. Every subdivision shall conform with design standards as provided for in Article V of this Ordinance.

SECTION 408 - FINAL PLATS.

SECTION 408.100 - FILING PERIOD. At any time within sixty (60) months following Commission approval of a preliminary plat, a subdivider may cause the subdivision or any part thereof to be surveyed and a final plat to be prepared. The original and five (5) copies shall be filed with the Administrator. Any failure to record the final plat within the time limit specified in Section 406.410 shall terminate all proceedings. Final plats prepared in accordance with the provisions in Section 408 shall be submitted to the Administrator not less than fifteen (15) days prior to the date of the meeting at which time the Commission will be requested to act thereon.

SECTION 408.200 - REVIEW BY ADMINISTRATOR. The Administrator shall verify:

1. That the final plat meets all standards established by State Law and this Ordinance relating to final plats.
2. That conditions imposed when the preliminary plat was approved have been met.
3. That the proposed final plat bears the certificates and statements of approval required by this Ordinance.
4. That a title report, from a title insurance company authorized to do business in the State of Washington, confirms that title of the land in the proposed subdivision is vested in the name of the owner(s) whose signature(s) appear(s) on the plat certificate.
5. That the facilities and improvements required to be provided by the subdivider have been completed or, alternatively, that the subdivider has provided bonds in a form acceptable to the City Attorney, and in an amount and with responsible sureties commensurate with improvements remaining to be done, securing to the City the construction and installation of the improvements within a fixed time set by the Commission.

SECTION 408.400 - COMMISSION ACTION. The Commission shall, at its next public meeting, determine:

1. Whether the requirements of state law, this ordinance, and Wenatchee Zoning Ordinance No. 3070 have been satisfied by the subdivider.
2. Whether conditions imposed on the preliminary plat when approved have been met.
3. Whether the bond, if there be one, by its essential terms, assures completion of improvements within the stipulated time limits.
4. Whether the public use and interest will be served by approving the proposed final plat.
5. Whether adequate appropriate provisions are made for, but not limited to, the public health, safety and general welfare for open spaces, drainage ways, streets, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds, sites for schools and school grounds.

The Commission shall there upon approve or disapprove the proposed final plat. The Commission may not, as a condition of approval of any plat, require a release from damages to be procured from other property owners. Every decision shall include written findings of fact and conclusions to support the decision. A subdivision shall be governed by the terms of approval of the final plat in the statutes, ordinances, and regulations in effect at the time of approval under RCW 58.17.150(1) and (3), for a period of five (5) years after final approval, unless the Commission finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

SECTION 408.500 - SUBMISSION OF ADDITIONAL COPIES. Immediately following Commission approval and the recording of the final plat, the subdivider shall furnish the Administrator with copies of the final plat as follows:

1. One (1) duplicate tracing (reproducible).
2. Two (2) paper prints.

The Administrator shall forward one reproducible copy to the City Engineer and one paper copy to the County Assessor.

SECTION 408.600 - SURVEYS.

SECTION 408.610 - SURVEY NOTES, ACCURACY. The surveyor shall furnish the City Engineer with a full set of survey notes which shall clearly show:

1. The ties to each permanent monument.
2. At least two (2) durable, distinctive reference points or monuments.
3. Sufficient data to determine readily the bearing and length of each line.
4. The base meridian referred to.

A traverse of the boundaries of the subdivision and all lots and blocks shall close within an error on one (1) foot in five thousand (5,000) feet.

SECTION 408.620 - ORIENTATION OF SUBDIVISION. Primary survey control points shall be referenced to section corners and monuments. Corners of adjoining subdivisions or portions thereof shall be identified and ties shown.

SECTION 408.630 - PERMANENT CONTROL MONUMENTS. Permanent control monuments shall be established at:

1. Controlling corners on the boundaries of the subdivision.
2. The intersections of the centerline of roads within the subdivision.
3. Beginning and ends of curves on centerline.
4. All block corners.

SECTION 408.700 - STANDARD FORMAT.

SECTION 408.710 - MAPS AND DRAWINGS. Every final plat shall consist of one or more sheets, each eighteen by twenty-four (18 x 24) inches, clearly and legibly drawn on tracing cloth, stable base mylar polyester film, or equivalent approved material acceptable to the City Engineer. All drawings and lettering on the final plat shall be in permanent black ink. A marginal line shall be drawn completely around each sheet leaving an entirely bland margin of two (2) inches on the left side and one (1) inch on the remaining sides. The scale of the map shall be sufficient to show all details clearly, and in no case, shall be smaller than one (1) inch equals one hundred (100) feet, nor greater than one (1) inch equals fifty (50) feet, or such scale designated by the City Engineer. The perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat. Each sheet of the final plat shall contain the subdivision name, the graphic scale, and the north point. All signatures affixed to a final plat shall be the original signatures written in permanent black ink. Every final plat shall include an accurate map of subdivided land based on a complete survey thereof, which maps shall include:

1. All section, township, municipal, and county lines lying within or adjacent to the subdivision.
2. The location of all monuments or other evidence used as ties to establish the subdivision boundaries.
3. Location of all permanent control monuments found and established within the subdivision.
4. The length and bearings of all straight lines; the radii, arcs, and semi-tangents of all surveys.
5. Boundaries of the subdivision with complete bearings and lineal dimensions.
6. The length of each lot line together with bearings and other data necessary for the location of any lot line in the field.

7. The location, width, centerline, and name or number of all streets within and adjoining the subdivision.
8. The location and width, shown with broken lines, and description of all easements.
9. The number assigned to all lots and blocks within the subdivision and the house numbering system proposed.
10. The names of any adjacent subdivision.

In addition, a copy of the final subdivision shall be provided to the Subdivision Administrator, on computer disk, in a form as required by the City Engineer.

SECTION 408.720 - WRITTEN DATA. In addition to the map or maps, every final plat shall contain written data including:

1. The name of the subdivision.
2. The legal description of land contained within the subdivision.
3. The certificate of the registered land surveyor who made, or under whose supervision was made, the survey of the subdivision, in substantially the following language: "I, _____, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, during the period of _____, 19____, through _____, 19____; that the distances, courses, and angles are shown thereon correctly; and that the monuments other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat."
4. A statement of approval signed by the City Engineer as to survey data; layout of roads, alleys and easements, road names and numbers; and the design and/or construction of protective improvements, bridges, sewage, water and drainage systems.
5. If any portion of this subdivision lies within a Flood Control Zone, a statement of approval signed by the Director of the Department of Ecology, or its successor.
6. A certificate or other instrument of dedication bearing the typed or printed names of all persons having ownership interests in the subdivided land, signed by the said persons, and acknowledged by them before a Notary Public, consenting to the subdivision of said land and reciting the dedication by them of all land shown on the plat to be dedicated to public use, and a waiver by them of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of public roads.
7. A certificate signed by the Chelan County Treasurer that all taxes one year in advance on all unimproved property in each proposed subdivision, and delinquent assessments for which the land within the subdivision may be liable, have been duly paid and satisfied or discharged.
8. Space for approval by the City Commission of the City of Wenatchee and the Chairman of the Wenatchee Planning Commission.

ARTICLE V - SUBDIVISION DESIGN STANDARDS

SECTION 500 - PROVISIONS OF THE COMPREHENSIVE PLAN AND ZONING REGULATIONS. All subdivisions shall conform to the design standards of this Ordinance, in addition to the Comprehensive Plan, and all zoning regulations in effect at the time any preliminary plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width, and length to satisfy zoning requirements, except as provided in Article VIII of this Ordinance.

SECTION 502 - DESIGN, STREETS.

SECTION 502.100 - STREET LOCATIONS. The street layout of every subdivision shall be in conformance with any adopted Comprehensive Plan or circulation element thereof, and shall provide for the continuation of major streets which serve property contiguous to the subdivision. Street networks shall provide ready access for fire and other emergency vehicles. The Commission, upon recommendation of the Planning Commission, may require additional access points if such are found to be necessary to protect the public safety.

SECTION 502.120 - STREET INTERSECTIONS. Street intersections shall be as nearly at right angles as is practicable. Street jogs with off-sets of less than one hundred twenty-five (125) feet between centerlines should be avoided in residential subdivisions where possible. The streets should be designed so as to not intersect with arterial streets at intersections any closer than one-thousand (1000) feet.

SECTION 502.130 - STREET GRADES. Grades shall be not less than five-tenths (0.5) percent on any street, and not more than ten (10) percent for local streets, or more than eight (8) percent for collector or arterial streets.

SECTION 502.140 - STREET ALIGNMENT. Connecting street centerlines deflecting from each other at any one point more than ten (10) degrees shall be connected by a curve of at least a one hundred (100) foot radius for collector and local streets, and at least a three hundred (300) foot radius for arterial streets. A tangent at least one hundred (100) feet long shall be introduced between curves on arterial streets.

SECTION 502.150 - SUBDIVISION BOUNDARY STREETS. A street lying along the boundary of a subdivision may be dedicated less than the required width if it is practical to require the dedication of the remaining portion when the adjoining property is subdivided. Whenever there exists a dedicated portion of a street on a subdivision adjoining a proposed subdivision, the other portion shall be dedicated on the proposed subdivision to make the street complete. To insure that this occurs, a one (1) foot reserve block shall be required on the subdivision boundary along the street for the purpose of withholding access from the unsubdivided property to said street until such time as a complete street is constructed. This same procedure will also be required when a street dead ends at the boundary of any subdivision.

SECTION 502.160 - DEAD END STREETS. Streets designed to have one end permanently closed or in the form of a cul-de-sac, shall be provided at the closed end with a

turnaround having a minimum right-of-way radius of not less than fifty (50) feet, or with a "Y" or "I" permitting comparable ease of turning. Such streets in excess of six hundred (600) feet shall be avoided.

SECTION 502.170 - CITY STREETS, STATE HIGHWAY CONNECTIONS. Where City streets connect to state highways, design standards of the State Department of Transportation shall apply.

SECTION 502.180 -- MINIMUM STANDARDS FOR STREETS AND SIDEWALKS. The minimum standards for streets and sidewalks shall be determined by the following table or as authorized under Article VII. Larger than minimum may be specified by the City Council upon the recommendation of the Planning Commission for unusual situations such as bike lanes, left turn storage lanes, etc.

<u>CLASS</u>	<u>MIN R/W¹ (feet)</u>	<u>MIN Curb to Curb (feet)</u>	<u>DRIVE LANE (feet)</u>	<u>PARKING LANE (feet)</u>	<u>PLANTER² (feet)</u>	<u>MIN SIDE- WALK³ (feet)</u>	<u>MAX GRADE (%)</u>
PRINCIPAL ARTERIAL	60-80	56				2 @ 10	8
MINOR ARTERIAL	60-70	44				2 @ 4.5	8
COLLECTOR	50	32	12	1 @ 8	2 @ 5	2 @ 5	10
COLLECTOR	60	38	11	2 @ 8	2 @ 5	2 @ 5	10
RES. PARKING 2	60 ⁴	34	10	2 @ 7 ⁵	2 @ 5	2 @ 5	10
RESIDENTIAL LANE ⁶	40	24	12	0	1 @ 5	1 @ 5	10
CUL-DE-SAC	90						
PRIVATE LANE ⁷	25	20	10'	0	0	0	10

SECTION 502.185 – PRIVATE LANES.

Prohibited: Except as provided in planned developments or binding site plans, private lanes shall not be permitted in any development of more than four lots or when it is

¹ Additional utility easements may be required on a case by case basis.

² Planter strip may be substituted or eliminated by the City Council, at the recommendation of the City Engineer, when circumstances warrant, such as drainage swales, continuation of existing street patterns, etc.

³ Irrigation carrier pipes shall be installed to serve the planter strip, capped and marked, prior to the installation of the sidewalk.

⁴ Right of way dedication may be reduced, at the recommendation of the City Engineer, with adequate easements.

⁵ Parking may be eliminated, at the recommendation of the City Engineer, with the use of the pull out concept as demonstrated in Exhibit A, or where on-street parking is impracticable, such as on steep lots, but will require wider drive lanes.

⁶ Residential Lanes serve a maximum of twelve (12) residential units.

⁷ Private Lanes serve a maximum of four (4) residential units and right-of-way is not dedicated to the public but rather to a homeowners association or other organization as provided in Section 406.520 and 406.540.

determined by the Subdivision Administrator that, pursuant to the Wenatchee Urban Area Comprehensive Plan, it is necessary to dedicate the access in order to facilitate future subdivision of surrounding property.

Permitted: The following minimum standards apply to private lanes not prohibited above:

1. Land set aside for the private lane shall be twenty-five (25) feet in width. Any turnaround required shall be a forty-five (45) foot radius.
2. The length of a private lane shall not exceed four hundred (400) feet. A turnaround shall be provided at the end of a private lane exceeding one hundred fifty (150) feet in length and improved with a turnaround radius of forty-five (45) feet to adequately accommodate emergency vehicles.
3. Private lanes shall be improved with twenty (20) feet of pavement constructed to a standard consistent with a public local access street.
4. Storm drainage may be required in a manner acceptable to the City Engineer.
5. Private lanes shall be named with a name acceptable to the City, not duplicating any street name.
6. A utility easement shall be dedicated to the City for the total width of the lane unless easements are provided in other locations acceptable to the utility purveyors.
7. A recorded binding covenant shall be prepared providing for maintenance of the lane and its associated improvements.
8. An approved driveway approach from the street to the lane shall be provided meeting the standards of the Department of Public Works.

SECTION 502.190 - LANDSCAPE IMPROVEMENT. Required planting strips adjacent to collector and local access streets will be required to be improved with suitable landscape materials and irrigation systems in a manner, and to the specifications of the City Engineer.

SECTION 504 - ALLEY DESIGN.

SECTION 504.100 - ALLEY STANDARDS. Alleys provided at the rear of lots shall have a minimum width of twenty (20) feet, shall be paved with a dustless surface, and shall follow the general development standards governing streets.

SECTION 506 - BLOCKS.

SECTION 506.100 - LENGTH. In general, blocks shall be as long as it is reasonable and consistent with the topography and the needs for convenient access, circulation, control, safety of street traffic, and the type of land use proposed. For residential subdivisions, the block length ordinarily should not exceed one thousand three hundred twenty (1,320) feet or be less than four hundred (400) feet.

SECTION 506.110 - WIDTH. Except for reverse frontage parcels, the width of blocks shall ordinarily be sufficient to allow for two (2) tiers of lots of depth consistent with the type of

land use proposed. This width should not be less than two hundred (200) feet for the sum of two (2) lot depths.

SECTION 506.120 - PEDESTRIAN WALKS AND BIKE PATHS. In a residential subdivision, a through-pedestrian walk and/or bike path right-of-way not less than ten (10) feet wide shall be provided, with six (6) foot usable surface and ramps at curbs at the mid-point of any block exceeding six hundred (600) feet in length, where such a walk is deemed essential to provide circulation or pedestrian access to schools, parks, shopping centers, and other community facilities.

SECTION 508 - LOT DESIGN.

SECTION 508.100 - ACCESS. Every lot shall be provided with satisfactory access by a public street connecting to an existing public street, except as provided in Section 406.540 and 502.185.

SECTION 508.110 - LIMITED ACCESS. Upon the recommendation of the City Engineer, lot access to adjacent public streets may be limited where public safety concerns or other extraordinary factors warrant.

SECTION 508.120 - WIDTH AND DEPTH OF RESIDENTIAL LOTS. All single family residential lots shall have a minimum width and depth sufficient to meet City of Wenatchee Zoning Ordinance lot width and depth requirements for the particular zone the property is in, except when the cluster subdivision process is used in accordance with Article VIII of this ordinance.

SECTION 508.130 - LOT CORNERS AT STREET INTERSECTIONS. At street intersections in residential areas, lot corners shall be rounded by an arc, the minimum radius of which shall be not less than ten (10) feet, more than thirty (30) feet.

SECTION 508.140 - LOT SIZE RELATED TO SLOPE. As slope increases, residential lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, potential landslides, and accessibility which frequently are attributable to over-development of slope areas.

SECTION 508.150 - REVERSE FRONTAGE LOTS. No residential lots shall have street frontage along two opposite boundaries unless topographical features or the need to provide separation of the lots from arterial, railways, commercial or industrial activities, justify the designing of reverse frontage lots. Reverse frontage lots shall meet the landscape standards of Wenatchee Landscape and Screening Ordinance No. 98-28, Section 10.B.5.

SECTION 508.160 - LOT LINE ANGLES. Side lot lines shall be straight lines running within twenty (20) degrees of perpendicular to the road upon which the lots front. Side lot lines on curved roads should run at or near radially to the curve.

SECTION 510 - EASEMENT PROVISIONS.

SECTION 510.100 - PUBLIC UTILITIES. Where alleys are not provided, easements for public utilities shall be provided along rear lot lines and side lot lines where necessary, including any necessary access easements. Where easements are necessary, they shall be a minimum of ten (10) feet in width. Where possible, the width of rear and side lot line easements shall be equally shared by abutting lots, and easements shall be continuous and aligned from block-to-block within the subdivision and with adjoining subdivisions.

SECTION 510.110 - UNUSUAL FACILITIES. Easements for unusual facilities such as high voltage electric transmission lines, drainage canals, pondage areas, etc., shall be of such width as is adequate for the purpose, including necessary access easements.

SECTION 510.120 - UTILITY INSTALLATIONS. Utility lines, including but not limited to, for electricity, communications, and street lighting, serving and located within the subdivision, shall be placed underground. Where topography, soil, or other conditions make underground installations impractical, and the Commission, upon recommendation from the Planning Commission, so finds upon written evidence presented by the supplier of such utilities, may waive this requirement for underground utilities.

SECTION 510.130 - WATERCOURSES. Where a subdivision is traversed by a watercourse, a drainage easement conforming substantially to the line of such watercourse, drainage way, waste-way, channel or stream, and of such width for construction, maintenance and control as will be determined by the Commission, upon recommendation from the Planning Commission, adequate for the purpose shall be provided.

SECTION 512 - FIRE PROTECTION STANDARDS.

SECTION 512.100 - WHEN REQUIRED. All subdivisions of lots containing less than one acre shall be required to provide water supplies for fire protection which shall be in addition to those water supplies required for domestic purposes. Water supplies for fire protection of lots over one acre in size may be required by the Commission.

SECTION 512.110 - INGRESS AND EGRESS. A subdivision containing forty (40) lots or more shall contain at least two public road ingress-egress routes.

SECTION 512.120 - PROVISION OF WATER. Water distribution mains on which fire hydrants are located shall be a minimum of six (6) inches in diameter. Minimum fire flows in one and two family developments shall be one thousand (1000) gallons per minute for two hours duration in all cases where water supplies for fire protection are required by the Commission, upon recommendation of the Planning Commission.

SECTION 512.130 - HYDRANTS. In one and two family subdivisions, fire hydrants shall be spaced no further than five hundred (500) feet apart. The size, type, and location of fire hydrants shall meet the approval of the Wenatchee Fire Department.

SECTION 512.140 - SPECIAL CONSIDERATIONS. Where it is determined that in the future, additional developments will also be served by the distribution mains being installed as a part of the plat, the Commission may, upon recommendation of the Planning Commission, require additional fire safety precautions, including, but not limited to, the provision of easements for access to adjacent lands, and the installation of larger than minimum distribution mains.

SECTION 512.150 - ADDITIONAL REQUIREMENTS. Subdivisions intended for other than one and two family dwellings shall provide fire protection facilities consistent with the standards established by the Uniform Fire Code as administered by the Wenatchee Fire Department.

ARTICLE VI - REQUIRED IMPROVEMENTS

SECTION 600 - IMPROVEMENT PROCEDURES. In addition to other requirements, all improvements installed by the subdivider, either as a requirement of these regulations or at his own option, shall conform to the requirements of this ordinance and any other improvement standards, specifications, inspections, and procedures as set forth and administered by the City of Wenatchee, and shall be installed in accordance with the following procedures.

SECTION 602 - APPROVAL BY CITY ENGINEER. Upon receipt from the Administrator of the approved preliminary plat and improvement plans required by Section 406.120 of this ordinance, the City Engineer shall review the same and shall inform the subdivision of any errors, omissions, or corrections to the data supplied which are required. When the City Engineer finds the data submitted to be sufficient, and that all provisions of the City Engineer have been complied with, he shall then submit his certified approval to both the applicant and the Administrator in accordance with Section 406.142 of this ordinance.

SECTION 608 - INSPECTION. Improvements shall be constructed under the supervision, and to the satisfaction of the City Engineer or, in the instance of subdivision containing ten (10) or more lots, and if authorized or required by the City Engineer, the developer may be compelled to provide his own engineer for the purpose of inspecting and certifying that all public improvements have been accomplished according to City standards. The City Engineer may require changes in typical sections and details in the public interest if unusual conditions arise during the construction to warrant such changes. The City may decline to accept any responsibility for the maintenance of streets and utilities until all improvements are completed and accepted in writing by the City Engineer.

SECTION 610 - UTILITY INSTALLATIONS. All utilities shall be undergrounded where feasible. Sanitary sewers and storm drains installed in the street by the subdivider shall be constructed prior to the surfacing of the streets. Stubs for service connections for all underground facilities and sanitary sewers shall be placed to the property line. Private facilities encountered within proposed or newly dedicated right-of-way, including but not limited to private irrigation systems, may be required to be removed, except for crossings, by the City Engineer if he determines that their existing location in any way interferes, or could potentially interfere, with the public's full use and interest in lands so dedicated to the public.

SECTION 612 - MAPS. Maps showing all improvements as-built shall be filed with the City Engineer upon completion of the improvements.

SECTION 614 - MINIMUM IMPROVEMENT STANDARDS.

SECTION 614.100 - CLEARING. All streets and alleys shall have all standing trees, brush, downed timber, and snags cleared and removed from the right-of-way. However, this requirement shall not prohibit the Commission, upon recommendation of the Planning

Commission, from allowing or requiring at the time of preliminary plat approval, that certain plant materials not be removed from the boulevard areas of particular streets.

SECTION 614.110 - GRUBBING. All streets and alleys shall be grubbed by the removal of all large rocks, roots, snags, brush, etc., upon the surface of the ground. All excavation and holes left by such grubbing shall be refilled.

SECTION 614.120 - CULVERTS, TRESTLES, BRIDGES, AND DRAINAGE CHANNELS. All culverts, trestles, or bridges over waterways, draws, or gulches, shall conform to the City Engineer's specifications for structures of this nature. Where streets or roads of subdivisions connect to, or intersect with, existing roadways, there shall be installed drains of metal or concrete pipe approved by the City Engineer. Existing drainage channels draining Dry Gulch, Number One Canyon and Number Two Canyon shall be improved pursuant to the City Engineer's specifications so as to provide the following minimum flow capacities:

Dry Gulch	150 cubic feet per second
Number One Canyon	100 cubic feet per second
Number Two Canyon	100 cubic feet per second

SECTION 614.130 - MONUMENTS. All lot corners, street intersections, boundary angle points, and points in curves in streets shall be marked by three-quarter (3/4) inch galvanized iron pipe twenty four (24) inches long or equivalent approved by the City Engineer. Street monuments shall be set between six (6) inches and one (1) foot below finished street grades, and shall be enclosed in a standard monument case acceptable to the City Engineer.

SECTION 614.140 - GRADING AND SURFACING. All street and alleys shall be graded and surfaced from curb to curb, or roadbed widths specified in Article V of this ordinance, and shall be crowned and surfaced to a depth complying with the standards of the City Engineer.

SECTION 614.150 - SIDEWALKS. Sidewalks shall be required by the Commission (see Ordinance No. 1802, 1820 and 1861).

SECTION 614.160 - CURBS AND GUTTERS. Curbs and gutters shall be installed along both sides of each street within the proposed subdivision.

SECTION 614.170 - WATER DISTRIBUTION. All subdivisions shall be served by public, private, or community water supply systems approved by and installed to meet the requirements and standards of the City of Wenatchee.

SECTION 614.180 - SANITARY SEWERS. The proposed subdivision shall be provided with a complete sanitary sewer system designed to serve the subdivision, and to connect the subdivision with the existing trunk sanitary sewer system if engineeringly feasible.

SECTION 614.190 - STORM SEWERS. Surface drainage from streets and other areas within the proposed subdivision shall be provided with a complete storm sewer system designed to serve the subdivision and to connect the subdivision with the existing trunk storm sewer system.

SECTION 614.200 - CAPACITY AND DIMENSION STANDARDS. The capacities and dimensions of all improvements shall be adequate to provide for the future needs of other undeveloped properties in the general vicinity. The City may share in the cost of these improvements to the extent of the difference in cost between the capacities needed to serve the subdivision and the capacities to serve the vicinity.

SECTION 614.210 - TRAFFIC SIGNS. Traffic control and street name signs, as recommended by the City Engineer, shall be installed by the subdivider.

SECTION 614.220 - STREET LIGHTING. The undergrounding of electrical services for street lighting, light standards, and approved illumination devices shall be installed by the subdivider as recommended by the City Engineer.

SECTION 614.230 - OTHER. When such special conditions are encountered in the plans for improvements, such as a fill section requiring the placement of guardrails, ditches requiring planting such as trees, ground cover, sodding and/or seeding, the improvements of such special conditions shall be considered as an integral part of the improvement construction.

SECTION 616 - IMPROVEMENT AGREEMENT. The subdivider shall either install all required improvements and repair any existing streets or other facilities damaged in the development of a subdivision, or execute and file an agreement between himself and the City specifying the period acceptable to the City within which he shall complete all required improvement work to the satisfaction of both the City Engineer and the Administrator. All work performed shall be guaranteed for a period of one (1) year following completion. The filing of the final plat by the subdivider constitutes the subdivider's acknowledgment that such work is so guaranteed. The subdivider shall set all monuments and lot corner markers to the satisfaction of the City Engineer. If the subdivider fails to complete such work within such period, the City may complete the same and recover the full cost and expense thereof from the subdivider or his surety. The agreement shall also provide for inspection of all improvements by the City. Such agreement may also provide:

1. For the construction of all improvements in units.
2. For the extension of time under conditions specified therein.
3. For the termination of the agreement upon the completion of the construction of improvements deemed by the City Engineer and Administrator to be at least the equivalent of the improvements specified in such agreement and required to be constructed by the subdivider.

4. For progressive remittances to the subdivider for any deposit money which the subdivider may have in lieu of providing a surety bond, as provided in Section 618 of the Article, providing however, that no such progress payments shall be made for more than ninety (90) percent of the value of any installation work; and provided that each installment of work shall be completed to the satisfaction of the City Engineer and Administrator.

SECTION 618 - BONDS. The subdivider shall file with the improvement agreement required in Section 616 of this Article, a performance bond in an amount deemed sufficient by the City Engineer to cover the estimated costs of said improvements, and to cover the estimated costs of setting monuments and lot corner markers that are to be set after the improvements are completed. Upon completion of the improvements, the City Engineer shall fix an amount deemed necessary to cover the costs of failure of any of the improvements or work done occurring within one (1) year following completion. Said bond shall be executed by a surety company authorized to transact a surety business in the State of Washington, and shall be approved as to form by the City Attorney. In lieu of a faithful performance bond, the subdivider may deposit with the City Clerk, in the form of cash, bonds, savings deposit books, certificates of deposit, or any other surety acceptable to the City Attorney in an amount fixed by the City Engineer.

SECTION 620 - FORFEITURE OF SURETY. In the event the subdivider shall fail to complete all improvement work in accordance with the provisions of this ordinance and improvement agreement, the City shall complete the same and shall either call upon the surety for reimbursement, or appropriate from any cash deposit funds for reimbursement. If the amount of surety bond or cash deposit shall exceed all costs and expenses incurred by the City, it shall release the remainder of such bond or cash deposit, and if the amount of the surety bond or cash deposit is less than the cost of expense incurred by the City, the subdivider shall be liable to the City for such difference.

SECTION 622 - RELEASE OF SURETY. No progress payments from such deposit or release of surety bond or cash deposit shall be made except upon certification of the City Engineer that work covered thereby has been satisfactorily completed. Surety bond or cash deposit to cover the costs of failure of any improvement or work shall be released by the end of one (1) year after completion of such work or improvements upon certification of the City Engineer, if such improvement or work has not failed. In the event of failure during such period of (1) year following completion, the procedure utilized in Section 620 shall be implemented so as to restore the work so failing.

ARTICLE VII - MODIFICATION AND APPEALS

SECTION 702 - VARIANCES. When necessary, the Commission, upon recommendation of the Planning Commission, may authorize variances to requirements of this ordinance. Application for a variance shall be made as a part of the application for preliminary plat approval, and shall state fully the grounds of the application and the facts relied upon by the petitioner. The Planning Commission and the Commission shall find that all of the following facts with respect thereto are met:

1. That there are special circumstances or conditions affecting the property that are not common to all other properties in the area.
2. That the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by the other properties in the same vicinity and that extraordinary hardship would result from strict compliance with these regulations because of the special circumstances or conditions affecting the property.
3. That the granting of a variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the vicinity of the property involved.
4. That the necessity for the variance is not a result of the applicant's own actions.

When variances are sought concerning the administration of the requirements rather than restrictions on physical improvements or design, the petitioner shall apply for the variance in the above manner but is not required to meet the requirements as set forth above. The Planning Commission may recommend approval or denial of a variance only after a public hearing on the variance application has been held by them. Notification of the hearing shall be in the same manner as outlined in Section 406.160 of this ordinance, and the scope and continuance of the hearing shall be in accordance with Section 406.210 of this ordinance. Action by the Commission on a variance application shall be in accordance with Section 702 of this ordinance.

SECTION 704 - ACTION OF VARIANCES. In granting necessary variances, both the Planning Commission and Commission shall secure substantially the objectives of the regulations to which the variances are granted in order to preserve public health, safety, convenience, and general welfare. Conditions necessary for this purpose shall be specified in granting the variance, and both the Planning Commission and Commission shall make a written record of their findings and facts in connection therewith, and shall specifically and fully set forth the variance granted and the conditions designated. The Administrator shall keep findings on file as a matter of public record.

SECTION 706 - APPEALS. Any decisions approving or disapproving any plat shall be reviewable for unlawful, arbitrary, capricious, or corrupt action or non-action by writ of review before the Superior Court of Chelan County. The action may be brought by any property owner when deems himself aggrieved thereby; PROVIDED that the application for a writ of review shall be made to the court within twenty-one (21) days from any decisions to be reviewed. The cost of transcription of all records ordered certified by the court for such review shall be borne by the appellant.

ARTICLE VIII - CLUSTER SUBDIVISIONS AND BINDING SITE PLANS

SECTION 800 - APPLICATION AND FEES. Applications for cluster subdivision and Binding Site Plans shall be made on the appropriate forms and shall follow the procedures set forth for Short Plats, Article III, or Major Subdivision, Article IV. Filing fees, required improvements, and all other requirements, except as specifically modified in this Article, shall comply with either Article III or IV, depending on the number of lots in the cluster subdivision proposal.

SECTION 802 - APPLICABILITY OF ZONING REGULATIONS. Cluster subdivision shall meet the overall density requirements as set forth in the Wenatchee Zoning Ordinance. For the purposes of this chapter, the minimum lot size for the zoning district shall be divided into the gross area of land being subdivided to ascertain the total number of lots that will be allowed by this procedure. Individual lot sizes may be reduced by no more than 25% of the minimum lot size of the district. All such lot reductions shall be compensated for by an equivalent amount of land area in open space to be preserved and maintained for its scenic value, for recreation, or conservation purposes. Individual lot depth and width requirements may be reduced by not more than 20%. All other zoning ordinance regulations and use limitations remain in full force and effect.

SECTION 804 - DISTRICTS PERMITTED. Cluster subdivisions may only be allowed in the R-S and R-1 Zoning Districts as the same are depicted on the official zoning map for the City of Wenatchee.

SECTION 806 - MINIMUM SIZE OF CLUSTER SUBDIVISIONS. Cluster subdivision shall not be allowed in subdivisions containing less than five (5) acres.

SECTION 808 - OPEN SPACE RESTRICTED. The open space accumulated as a result of the application of Section 802 of this Article shall be clearly labeled and numbered as a tract with the following language inserted on any and all plats filed for record:

"This tract is held in reserve as a permanent open space and shall not be considered as a building lot, or encroached upon in any manner."

SECTION 810 - OPEN SPACE USE AND ACCESS. The open space created and set aside pursuant to Section 802 of this Article shall remain unimproved for preservation, recreation, and conservation purposes, and shall be accessible without trespassing on private property, to all residents of the subdivision or where the land has been deeded to the City of Wenatchee, to the public.

SECTION 812 – PURPOSE. The purpose of this section is to clearly delineate the criteria used by the City of Wenatchee to review and approve Binding Site Plans. A Binding Site Plan is intended to provide an alternative means of dividing land.

1. Applicability

- a) Any division of land for the purpose of lease when no residential structures other than manufactures homes or travel trailers are permitted to be placed upon the land.
- b) A division of land occurring in the commercial or industrial zoning districts.
- c) A division made pursuant to Chapter 64.32 RCW (Horizontal Regimes Act) or Chapter 64.34 RCW (Condominium Act).

2. Administrative Duties

The Administrator of this Ordinance is vested with the authority to approve a Binding Site Plan, alteration to a Binding Site Plan or vacation of a Binding Site Plan pursuant to the standards of this Ordinance. Alteration and vacation of a Binding Site Plan shall follow the same procedures and comply with the same standards as required for a new Binding Site Plan. The Administrator's decision is final.

3. Application and Fees

Any person desiring approval of a Binding Site Plan shall file with the Administrator a complete application for Binding Site Plan, including a SEPA Checklist, if applicable, a filing fee in an amount as required by the Schedule of Fees Ordinance No. 98-11 and ten (10) copies of a sketch of the proposed Binding Site Plan along with written data in such form that when read together provides all the information required in Section 306.

Application for Binding Site Plan shall be processed in accordance with Section 308 and 310 of this Ordinance.

The procedures under Section 300 of this Ordinance will apply to nine (9) or less lots, tracts or parcels and the procedures under Section 406 for more than nine (9) lots, tracts or parcels for Binding Site Plan divisions made pursuant to Chapter 64.34 (Horizontal Regimes Act) and/or 64.32 (Condominium Act) RCW which would result in lots, tracts or parcels of land for sale.

4. Approval

The Administrator or his/her duly appointed representative shall approve a Binding Site Plan when all the conditions of Section 312 exist and written findings are issued to support the approval.

5. Development Standards

Binding Site Plans shall conform to the dimensional standards of the Wenatchee Zoning Ordinance No. 3070, any conditions of an approved Planned Development for the subject property, and the design standards of the Wenatchee Subdivision Ordinance No. 3080, Article V.

6. Recording of Binding Site Plan

Each Binding Site Plan shall have a perimeter survey; completed by a registered land surveyor, together with written data in such form that when read together provides:

- a) the information required by Section 316;
- b) documents sufficient to provide for the perpetual maintenance of all common areas: and
- c) clear indication of all covenants, conditions and restrictions applicable to the property subject to the Binding Site Plan.

All documents shall be recorded with the Chelan County Auditor's Office and the Binding Site Plan approval become effective upon that recording.

Lots, parcels or tracts created pursuant to the Binding Site Plan procedure shall be legal lots of record. All provisions, conditions and requirements of the Binding Site Plan shall be legally enforceable on the owner or any other person acquiring a lease or other ownership interest of any lot, parcel or tract created pursuant to the Binding Site Plan.

ARTICLE IX - PENALTIES

SECTION 900 - ACTION TO RESTRAIN VIOLATIONS. Whenever any parcel of land is divided into two or more lots, tracts, or parcels of land, and any person, firm, or corporation or any agent of any of them sells, leases, transfers, or offers or advertises for sale, lease, transfer of any such lot, tract, or parcel without having a final plat of such subdivision filed for record, or in the case of a short plat, approval as specified in Section 312 of this ordinance, the City Attorney shall commence an action to restrain and enjoin further subdivisions or sale, lease, transfer, or offers of sale, lease or transfer, and compel compliance with all provisions of this act on those lands which previously have been subdivided, sold, leased, transferred or offered for sale, lease or transfer in non-compliance with this ordinance. The costs of such action shall be taxed against the person, firm, corporation or agent selling, leasing or transferring the property.

SECTION 901 - ENFORCEMENT, COMPLIANCE WITH THIS CHAPTER. Whenever land within a subdivision granted final approval is used in a manner, or for a purpose which violates any provision of this chapter, or any term or condition of plat approval prescribed for the plat by the Commission, then the Prosecuting Attorney or the Attorney General, if the Prosecuting Attorney shall fail to act, may commence an action to restrain and enjoin such use, and compel compliance with the provisions of this ordinance, or with such terms or conditions. The costs of such action may be taxed against the violator.

SECTION 902 - PERMITS PROHIBITED. No building permit, septic tank permit, or other development permit shall be issued for any lot, tract, or parcel of land divided or leased in violation of this ordinance or local regulations adopted pursuant there, to unless the authority authorized to issue such a permit finds that the public interest will not be adversely affected thereby. The prohibition contained in this Section shall not apply to an innocent purchaser or lessees for value without actual notice. All other purchasers, lessees, or transferees property shall comply with the provisions of this ordinance, and such purchaser, lessee, or transferee may recover his damages from any person, firm, corporation, or agent, including any amount reasonable spent as a result of inability to obtain any development permit, and spent to conform to the requirements of this ordinance, as well as cost of investigation and suit, and reasonable attorney's fees occasioned thereby. Such purchaser, lessee, transferee may, as an alternative to conforming his property those requirements, rescind the sale, lease, or transfer and recover costs of investigation, suit, and reasonable attorney's fees occasioned thereby.

SECTION 902.100 - CONDITIONAL OFFERS OF SALE. If performance of an offer or agreement to sell, lease, or otherwise transfer a lot, tract, or parcel of land following preliminary plat approval, is expressly conditioned on the recording of the final plat containing the lot, tract, or parcel under Chapter 58.17 RCW and this ordinance, the offer or agreement is not subject to Section 900 and Section 901 of this ordinance, and does not violate any provision of Chapter 58.17 RCW or this ordinance. All payments on account of an offer or agreement conditioned as provided in this Section shall be deposited in an escrow or other

regulated trust account, and no disbursement to the seller shall be permitted until the final plat is recorded.

SECTION 904 - PENALTIES. Any person who violates any court order or injunction issued pursuant to this ordinance shall be subject to a fine of not more than five thousand dollars (\$5,000.00) or imprisonment for not more than ninety days or both.

SECTION 906 - DISCONTINUANCE OF VIOLATION. In the enforcement of this ordinance, the City Attorney may accept an assurance of discontinuance of any act or practice deemed in violation of this ordinance from any person engaging in, or who has engaged in, such act or practice. Any such assurance shall be in writing and be filed with, and subject to, the approval of the Superior Court of Chelan County. A violation of such assurance shall constitute a prima facie proof of a violation of this ordinance.

SECTION 908 - VIOLATION DEFINED. Any person, firm corporation, or association or any agency of any person, firm corporation, or association who violates any provision of this ordinance or any local regulations adopted pursuant thereto relating to the sale, offer for sale, lease, or transfer of any lot, tract, or parcel of land, shall be guilty of a gross misdemeanor, and each sale, offer for sale, lease or transfer of each separate lot, tract, or parcel of land in violation of any provisions shall be deemed to be a separate and distinct offense.

ARTICLE X - SEVERABILITY, REPEALER AND EFFECTIVE DATE

SECTION 1000 - SEVERABILITY. If any provision of this ordinance, or its application to any person or circumstance is held invalid, the remainder of this ordinance or the application of the provision to other persons or circumstances shall not be affected.

SECTION 1002 - REPEALER. Ordinance No. 2149, and amendments thereto relating to the subdivision and platting of land, is hereby repealed as of the effective date of this ordinance.

SECTION 1004 - EFFECTIVE DATE. This ordinance shall come into full force and effect January 2, 1996. Dated this 28th day of November, 1995, at Wenatchee, Washington.

Amended by Ordinance No. 98-9, effective April 26, 1998.

Amended by Ordinance No. 98-28, effective October 27, 1998.

Amended by Ordinance No. 98-40, effective January 17, 1999.

Amended by Ordinance No. 99-38, effective December 15, 1999.